CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION

430 North Brazosport Boulevard, Freeport, TX
Tuesday, Jan 6th, 2026, at 6:00 p.m.

SPECIAL MEETING MINUTES

FEDC BOARD MEMBERS: Quorum Present

Directors:	
Mark Parker	President
Sandra Loeza	Vice President
Ken Tyner	Treasurer
David McGinty	Secretary
Ronnie Martin	
Ron Bachman	
Gary Guerrieri	

Robert Johnson: Executive Director
Jerry Cain: City Liaison
Dr. Danielle Kelly: City Manager
Loren Smith: EDC Attorney
Rachael Cohen: EDC Staff

I. Call to Order

Mark Parker called the meeting to order at 6:00 p.m. A quorum was present.

II. Invocation and Pledge

Ron Bachman led the invocation, and Ronnie Martin led the pledge.

III. Citizens' Comments

This is an opportunity for citizens and visitors to make a public statement before the Board relating to only agenda items. Speakers are not allowed to make a statement regarding specific agenda items at the time the agenda item is being considered by the Board and must wait until the Citizen Comments section of the agenda to speak. Speakers are required to register in advance and must limit comments to a total of two minutes for the duration of the meeting.

IV. Consent Agenda

1. Approve Meeting Minutes for December 9th, 2025
2. Approve Financials

Gary Guerrieri made a motion to approve the minutes as presented. Ronnie Martin seconded.
MOTION PASSED UNANIMOUSLY.

Approval of financials was deferred to the following month due to staff availability.

V. Public Hearing

1. Roadway Mill & Overlay Partnership- 2nd Street Revitalization Project

The public hearing for the Roadway Mill & Overlay Partnership – 2nd Street Revitalization Project was opened at approximately 6:04 p.m.

Staff explained that while the project had previously been approved, legal counsel recommended holding a public hearing to ensure full compliance and transparency. The project involves a partnership for roadway mill and overlay work along 2nd Street, with a total EDC participation amount of $442,577.

There being no public comment, the public hearing was closed at approximately 6:05 p.m.

VI. Discussion and Action Items

1. Discuss and take possible action: Roadway Mill & Overlay Partnership- 2nd Street Revitalization Project

Following the conclusion of the public hearing, the Board discussed the Roadway Mill & Overlay Partnership – 2nd Street Revitalization Project. Staff reiterated the scope of the project and the funding amount previously approved.

Ronnie Martin made a motion to approve the Roadway Mill & Overlay Partnership – 2nd Street Revitalization Project in the amount of $442,577. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY.**

VII. Executive Session- Adjourn into Executive Session

It is now 6.06 p.m., and I hereby recess the regular session of the Freeport Economic Development Corporation meeting and do hereby convene into executive session in compliance with Texas Government Code: Section 551.071 (Consultation with Attorney), and 551.087 (Economic and Community Development Matters).

2. Update on ongoing litigation: Realty World, A&T, and legal updates.

Reconvene into an Open Session

Board President's statement:

It is now 6:42 p.m., and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session and take possible action on items mentioned in the executive session.

VIII. Discussion and Action Items

2. Discuss and update on Main Street updates and upcoming events

Main Street Coordinator Maria provided an update on activities and initiatives supported by the EDC during 2025. She reported that the EDC contributed to multiple targeted improvements within Main Street. Maria stated that total EDC investment in the Main Street district during 2025 was approximately $220,800.

Maria also discussed upcoming Main Street initiatives, including a downtown walk and run event intended to promote community wellness and introduce residents to downtown buildings, as well as a historic preservation workshop aimed at community education and engagement. Additionally, she announced the planned launch of Freeport Freedom Fest, a Fourth of July downtown celebration featuring live music, fireworks, and a patriotic bike parade. She expressed appreciation to the EDC for its continued partnership and support.

Board members thanked Maria for her presentation and noted the importance of these investments and activities in maintaining Freeport's status as an accredited Main Street community.

3. **Discuss and take possible action on Business Improvement Grant- Mama C**

Staff introduced the Business Improvement Grant request from Mama C and explained that the proposed improvements exceed the funding limits of the standard Business Improvement Grant category. Staff recommended that the applicant apply for the Mega Grant during the next application cycle, which allows for broader eligibility and larger funding consideration.

Representatives from Mama C addressed the Board, outlining proposed improvements to the property at 212 West Park Avenue, including exterior enhancements, plumbing and electrical upgrades, interior improvements, and signage. The total project investment was estimated at $60,000, with matching funds secured.

After discussion, the Board agreed that no action would be taken at this meeting and that the applicant would return to the next meeting to apply under the Mega Grant program.

4. **Discuss and take possible action on Business Improvement Grant- Ann's Party Place**

The owner of Ann's Party Place addressed the Board regarding a request for assistance with property improvements at the business location on North Gordon Street. Staff explained that the request included flooring improvements and façade work, with an estimated total project cost of $31,741. Under the Business Improvement Grant guidelines, the EDC contribution would total $15,870.50 if approved.

Sandra Loenza made the motion to approve the $7,750.00 for the property improvements and $8,120.50 for the Façade Improvements, for a total of $15,870.50. Ron Bachman seconded. **MOTION PASSED UNANIMOUSLY**

3. **Board and Executive Director Comments**

4. **Executive Session- Adjourn into Executive Session**

It is now 7:04 p.m., and I hereby recess the regular session of the Freeport Economic Development Corporation meeting and do hereby convene into executive session in compliance with Texas Government Code: Section 551.071 (Consultation with Attorney), and 551.087 (Economic and Community Development Matters).

1. Discuss and update on possible upcoming projects related to Economic and Community Development Matters.
2. Update on ongoing litigation: Realty World, A&T, and legal updates.

Reconvene into an Open Session

Board President's statement:
It is now 7:48 p.m., and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session and take possible action on items mentioned in the executive session.

5. Adjourn

Sandra Loenza made the motion to adjourn the meeting. Ron Bachman seconded.
MOTION PASSED UNANIMOUSLY

Mark Parker adjourned the board meeting at 7:49 p.m.